



Council Agenda Report

To: Mayor Jennings and the Honorable Members of the City Council

Prepared by: Rick Morgan, City Engineer/Acting Public Works Director

Approved by: Katie Lichtig, City Manager

Date prepared: October 9, 2002 Meeting date: October 28, 2002

Subject: Approval of Final Parcel Map No. 18986 (Monkarsh-20656 PCH)

RECOMMENDED ACTION: Adopt Resolution No. 02-47 approving Final Parcel Map No. 18986 for recordation.

FISCAL IMPACT: None.

DISCUSSION: This subdivision was originally granted tentative map approval by the City's Planning Commission on December 12, 1994, by Resolution No. 94-353, for the conversion of 10 apartments to 4 condominium units at 20656 PCH. This approval was later amended by the Planning Commission on June 16, 1997, by Resolution No. 97-022 and then again on June 15, 1998, by Resolution No. 98-022.

This project was complicated by the fact that a portion of the existing building and foundation encroached onto the adjacent property to the east. The original approvals by the Planning Commission required that either a lotline adjustment be completed or that the encroachment be removed to remedy this situation. Resolution No. 98-022 modified the above condition to allow an alternative remedy which is if a prescriptive easement is granted by the court allowing the structures to remain in the present location. A Grant of Easement was entered into and recorded on January 22, 1999. A complete application was received by the City Engineer on September 22, 1999.

The review of the parcel map has been completed and the City Engineer has determined that the map is complete and accurate and that all conditions of the tentative map approval have been satisfied. Therefore, the City Engineer recommends approval of the final map. The map is being presented to the City Council for approval to record with the Los Angeles County Recorder. Council approval complies with Section 66464 of the

Subdivision Map Act and upon completion of this action, the final map will be recorded by the applicant.

Because the lots are already developed this subdivision has been determined to be exempt from the Park In Lieu Fees for Park and Recreational purposes in accordance with Section 10.7.03 of the Municipal Code. A Coastal Development Permit was issued for this subdivision on June 13, 2000.

ALTERNATIVES: Final approval of this subdivision is a ministerial act upon completion of all conditions of the tentative map approval. The City may only deny approval of a final map where evidence establishes that a condition of the tentative map has not been satisfied.

STAFF FOLLOW UP: Upon Council approval the City Engineer will sign the Final Parcel Map and the applicant will have it recorded with the LA County Recorder's Office.

ATTACHMENTS:

Attachment No. 1 -- Resolution No. 02-47

Attachment No. 2 -- Parcel Map (reduced copy)

RESOLUTION NO. 02 - 47

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MALIBU APPROVING
FINAL MAP RECORDATION FOR PARCEL MAP NO. 18986**

The City Council of the City of Malibu does hereby find, order and resolve as follows:

Section 1. On June 15, 1998, the City of Malibu approved Tentative Parcel Map No. 18986 for this conversion of ten apartments to four condominium units at 20656 Pacific Coast Highway.

Section 2. On June 13, 2000, the California Coastal Commission granted a Coastal Development Permit No. 4-97-220 for the subject parcel map.

Section 3. On September 22, 1999, a timely filing of the map for final parcel map approval was submitted and on December 17, 2002, review of the map and conditions were completed.

Section 4. The City Engineer has determined that the final map is complete and accurate and all conditions of the tentative map approval have been satisfied.

Section 5. The City Council hereby approves Parcel Map 18986 for Map Recordation.

Section 6. The City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 28th day of October, 2002.

Jeff Jennings, Mayor

ATTEST:

Lisa Pope, City Clerk (Seal)

Approved As To Form:

Christi Hogin, City Attorney